| 065.0 | 0004 | 0023.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 839,800 | / | 839,800 |
| USE VALUE: | 839,800 | / | 839,800 |
| ASSESSED: | 839,800 | / | 839,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | -10 | GLEN AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KOSSEOGLOU NICHOLAS |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 8 GLEN AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4837.000 | 439,800 | 4,400 | 395,600 | 839,800 |
| Total Card | 0.111 | 439,800 | 4,400 | 395,600 | 839,800 |
| Total Parcel | 0.111 | 439,800 | 4,400 | 395,600 | 839,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.52 | /Parcel: 384.52

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 41920 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/17/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0023.A

!5629!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 439,800 | 4400 | 4,837. | 395,600 | 839,800 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 420,400 | 4400 | 4,837. | 395,600 | 820,400 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 420,500 | 4400 | 4,837. | 395,600 | 820,500 | 820,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 329,800 | 4400 | 4,837. | 367,300 | 701,500 | 701,500 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 329,800 | 4400 | 4,837. | 367,300 | 701,500 | 701,500 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 310,100 | 4400 | 4,837. | 322,100 | 636,600 | 636,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 310,100 | 4400 | 4,837. | 293,900 | 608,400 | 608,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 277,700 | 4400 | 4,837. | 260,000 | 542,100 | 542,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 02:30:28 |

**LAST REV**

| Date | Time |
|---|---|
| 04/16/19 | 14:53:05 |
| apro | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 41920 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5629

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 12339-94 | | 12/1/1972 | | 35,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/27/2009 | 390 | New Wind | 6,105 | | | | | |
| 10/18/2007 | 956 | New Wind | 16,980 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/17/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/8/2009 | Meas/Inspect | 372 | PATRIOT |
| 11/9/2000 | Hearing N/C | | |
| 11/10/1999 | Inspected | 267 | PATRIOT |
| 10/5/1999 | Measured | 256 | PATRIOT |
| 11/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4837 | | Sq. Ft. | Site | | 0 | 70. | 1.17 | 12 | | | | | | | | | 395,578 | | | | | | 395,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11104 | Total SF/SM: | 4837 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 395,578 | Spl Credit | | Total: | 395,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.13076925 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 201.483 |
| Other Features: | 116500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 637364 |
| Depreciation: | 197583 |
| Depreciated Total: | 439781 |

## COMMENTS

SCUTTLE HOLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB |
|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

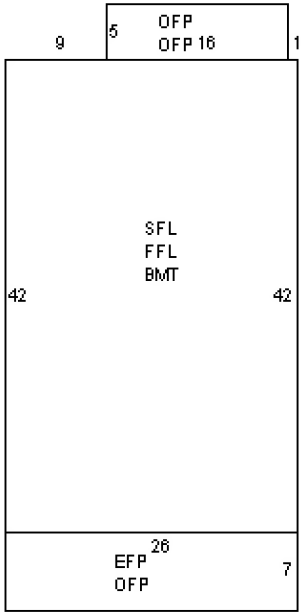
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 201.48 |
| Special Features: | 0 | Val/Su Net: | 115.74 |
| Final Total: | 439800 | Val/Su SzAd | 201.37 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,092 | 60.440 | 66,006 |
| FFL | First Floor | 1,092 | 201.480 | 220,019 |
| SFL | Second Floor | 1,092 | 201.480 | 220,019 |
| OFP | Open Porch | 342 | 21.110 | 7,219 |
| EFP | Enclos Porch | 182 | 41.760 | 7,600 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,800 | | | Total: | 520,863 |
| Size Ad | 2184 | Gross Area | 3800 | FinArea | 2184 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0023.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1925 | 22.72 | T | 40 | 104 | | | 4,400 | | | 4,400 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 4,400 | Total Special Featues: | |
| | | | | Total: | 4,400 |